

CITY OF SHORELINE ENVIRONMENTAL CHECKLIST**BACKGROUND**

1. Name of proposed project, if applicable: **175TH Street Rezone**
2. Name of applicant: **Horizon Homes**
3. Address and phone number of applicant and contact person:
Horizon Homes
6830 NE Bothell Way, Suite C411, Kenmore, Wa, 98028.
206-900-2626

Contact Person: Laurey Tobiason
TOBIASON & COMPANY, Inc.
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Seattle, WA 98166-4106
206-375-7775
Laurey@Tobiason.Biz

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4. Date checklist prepared: **March 15, 2016**
5. Agency requesting checklist: **City of Shoreline Planning Department**
6. Proposed timing or schedule (Including phasing, if applicable):
Start construction 2016, complete 2017.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes. Following approval of this rezone request, the applicant will submit for a 6 unit townhouse project.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Civil Engineering Plans.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None.**
10. List any governmental approvals or permits that will be needed for your proposal, if known. **Rezone approval, Building Permit, Right of Way Use Permit, Grading Permit, utility development extension approvals.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this

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form to include additional specific information on project description.) **The site is .29 acres in area. The instant action is a request to rezone the property from R-12 to R-24. Ultimately the project will be a 6 unit townhouse.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site address is 1540 NE 175th Street, Shoreline, WA., located east of the intersection of NE 175th Street and 15th Avenue NE. A vicinity map is provided with the site plan.

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): **flat**, rolling, hilly, steep slopes, mountainous, other: .
- b. What is the steepest slope on the site (approximate percent slope)? **7%**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **Urban soils, a mix of soils types moved and compacted through the years.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
Cut: 800 CY; Fill: 800 CY.
- f. Could erosion occur as a result of clearing construction, or use? If so, generally describe. **Erosion could occur when construction eventually occurs. Typical Erosion control measures will be employed to minimize erosion.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or

buildings)? **Total impervious areas, including housing units and pavement on lots, roads and sidewalks is about 10,745 SF which is 85% of the site.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **see f, above. Typical TESC measures includes the use of silt fences and hay bales which are intended to prevent soil suspended in runoff, or silt, from leaving the site.**

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **Dust will occur during construction; automobile odors following construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water will be sprayed on the site to combat dust if necessary.

3. Water

a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal is for a rezone. The ultimate project will generate storm water runoff. Storm water will be routed from the site, roofs, roads and driveways, to the detention facility. These waters will eventually reach water bodies downstream. It is possible that some pollutants will not be fully removed.

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known. **No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None.**

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be routed from the site, roofs, roads and driveways to the new detention facility. These waters will eventually reach water bodies downstream.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. **See 1, above.**

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any: **Storm water will be routed from the site, roofs, roads and driveways, to the detention facility. These waters will eventually reach water bodies downstream.**

4. Plants

- a. Check or circle types of vegetation found on the site:
- ☒ **deciduous tree: alder, maple, cottonwood, vine maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, hemlock**
- ☒ **other**
- ☒ **shrubs (native), blackberries**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, mil foil, other**
- ☐ **other types of vegetation**
- b. What kind and amount of vegetation will be removed or altered? **The vegetation will all be removed.**
- c. List threatened or endangered species known to be on or near the site. **None.**
- d. Proposed landscaping, use of native plants, or other measure to preserve or enhance vegetation on the site, if any: **Native and ornamental trees and shrubs are proposed to be planted throughout the site. Please refer to Conceptual Site Plan.**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
- Birds: hawk, heron, eagle, **songbirds**,
other:
- Mammals: deer, bear, elk, beaver, other:
...rodents.....
- Fish: bass, salmon, trout, herring,
shellfish, other:

- b. List any threatened or endangered species known to be on or near the site: **None.**
- c. Is the site part of a migration route? If so, explain. **Portions of Snohomish and King County west of the Cascade Mountains are located within the Pacific Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Native and ornamental trees and shrubs are proposed to be throughout the site.**

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electrical and/or natural gas energy will be used for heating, cooling, and lighting, and other typical household uses.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **The site will utilize energy conservation features as typically employed, and as required, for construction of this kind.**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **It is possible, yet unlikely, that spilling of fuel or oil, or other such materials associated with construction, could occur during the construction phase of this project.**
- 1) Describe special emergency services that might be required. **Clean up of a gas or oil spill would be done by the construction crew, with equipment they carry for this purpose. If a fire were to start as a result of**

equipment malfunction, the fire department would be notified.

- 2) Proposed measures to reduce or control environmental health hazards, if any: **Crews carry equipment to contain small gas or oil spills. They also carry cell phones to call the fire department in case of fire.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)? **None.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Short Term: construction noises from 7:00 AM to 7:00 PM

Long Term: noise generated by vehicles entering and leaving the site.

- 3) Proposed measures to reduce or control noise impacts, if any: **None.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **One single family home.**
- b. Has the site been used for agriculture? If so, describe. **No.**
- c. Describe any structures on the site. **A single family home.**
- d. Will any structures be demolished? If so, what? **Yes, the home will be demolished.**
- e. What is the current zoning classification of the site? **R-12.**
- f. What is the current comprehensive plan designation of the site? **High Density Residential.**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A.**
- h. Has any part of the site been classified as an "environmentally sensitive area? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **Assuming 2 persons per dwelling, 12 people.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any? **N/A**
- l. Proposed measure to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed density and use are supported by the City of Shoreline GMA comprehensive plan.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. **6, middle income units.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. **One middle income home.**
- c. Proposed measures to reduce or control housing impacts, if any: **N/A.**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **No greater than 40', as allowed by code for R-24. The building materials will be those typical to single family residential construction. The expectation is that roofing will be asphalt composition shingles and siding will be wood.**

- b. What views in the immediate vicinity would be altered or obstructed? **Views from neighbors into the site will be altered.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Landscaping is proposed as required by code. The building would be designed to satisfy the City design standards.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Lighting typical of residential uses.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Local schools and public parks in the City of Shoreline.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Payment of parks mitigation fees if required. The rear yards will support patios for outdoor activities.**

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe. **None.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site. **None.**

- c. Proposed measures to reduce or control impacts, if any: **If artifacts are encountered, the proper authorities will be contacted for review purposes.**

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any: **The project takes access from NE 175th Street.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes; corner of NE 175th Street and 15th Avenue NE, approximately 200 feet from the site.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Most likely 12 spaces, which is 2 per unit, and not including on street parking.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **Yes. Frontage improvements will be required on NE 175th Street.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **The 6 units will generate approximately 57 ADT.**
- g. Proposed measures to reduce or control transportation impacts, if any: **Payment of traffic mitigation fees if applicable.**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Yes. Increased need**

will be typical of those for other single-family residential neighborhoods.

- b. Proposed measures to reduce or control direct impacts on public services, if any. **Payment of mitigation fees and increase to tax base.**

16. Utilities

- a. Circle utilities currently available at this site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer,** septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Electricity provided by PSE; water by North City Water District and sewer provided by the Ronald Wastewater District.**

B. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____


LARRY TOBIASON
3-16-2016

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

Storm drainage from the site will be detained and treated before release into the watershed. Noise and pollution created from this project would be typical of mixed use developments.

Proposed measures to avoid or reduce such increases are:

Runoff will be detained and treated before leaving the site.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Any trees and habitat will be removed from the site prior to construction.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

New Landscaping will be provided.

3. How would the proposal be likely to deplete energy or natural resources?

Energy and resource use will be typical of single family residential developments.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

The project will not negatively impact sensitive areas or parks.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is compatible with the comprehensive plan and will not affect shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would proposal be likely to increase demand on transportation or public services and utilities?

Increased demand on public services and transportation will be typical of single family residential developments.

Proposed measures to reduce or respond to such demand(s) are:

The ultimate project will provide road frontage improvements and mitigation fees as required.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It will not to our knowledge.